



78. Halifax Road, Liversedge, WF15 6PS

£292,000

bramleys



This recently renovated detached bungalow is immaculately presented, and really must be viewed to be fully appreciated. Having undergone a comprehensive program of updating works including the installation of a new heating system, new windows and doors, contemporary kitchen and bathroom upgrades, along with newly fitted carpets and complete redecoration. No expense has been spared within the two bedroomed accommodation and quality fixtures and fittings have been used throughout. Located on an good sized plot with landscaped gardens, new driveway and renovated single garage. Situated in an ever popular area with local amenities, well regarded schooling and major road and rail links nearby.









## GROUND FLOOR

### Entrance Hall

Accessed via a side exterior door and having spotlights to the ceiling and a central heating radiator.

### Lounge

15'3" x 12'7" (4.65m x 3.84m)

A spacious lounge with views to the front via a full height uPVC double glazed window. To one wall is a modern flame effect fire and there is a central heating radiator. Newly fitted carpet completes this room and a veneered oak internal door leads into the entrance hall.

### Kitchen

10'4" x 9'4" (3.15m x 2.84m)

The kitchen has been fitted with a newly installed kitchen with wall and base units, complimentary work surfaces, tiled splashbacks and inset sink unit with mixer tap and

drainer. Integrated within the kitchen are various appliances including a four ring hob with extractor over, a built in under oven, and a fridge freezer. The newly fitted boiler is concealed within a cupboard and two uPVC windows overlook the front and side.

### Bedroom 1

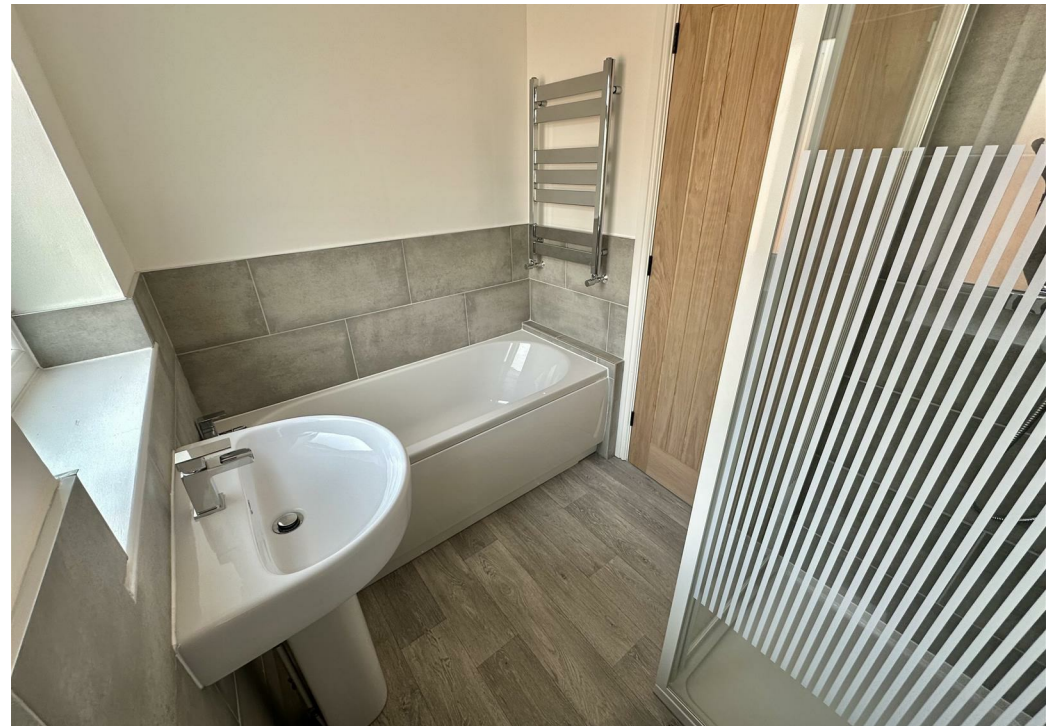
14'1" x 12'1" (4.29m x 3.68m)

A good sized double bedroom, overlooking the rear garden via a uPVC double glazed window and having a central heating radiator. A veneered oak internal door leads into the entrance hall.

### Bedroom 2

10'2" x 8'5" (3.10m x 2.57m)

Another pleasant double bedroom with a central heating radiator, a veneered oak internal door and a uPVC double glazed window to the rear.







### Bathroom

This contemporary four piece bathroom is newly installed and has a walk in shower cubicle, a panelled bath, wash basin and a WC. There is some tiling to the walls, a ladder style radiator and a uPVC side window.

### OUTSIDE

To the front of the property is a good sized lawned garden with outer fencing and new driveway providing ample off road parking facilities. The driveway leads to a renovated single garage with up and over door and side uPVC window. The spacious rear garden is predominantly lawned with outer fencing and a perfect relaxation space.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### TENURE:

### COUNCIL TAX BAND:

Band C

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for

the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



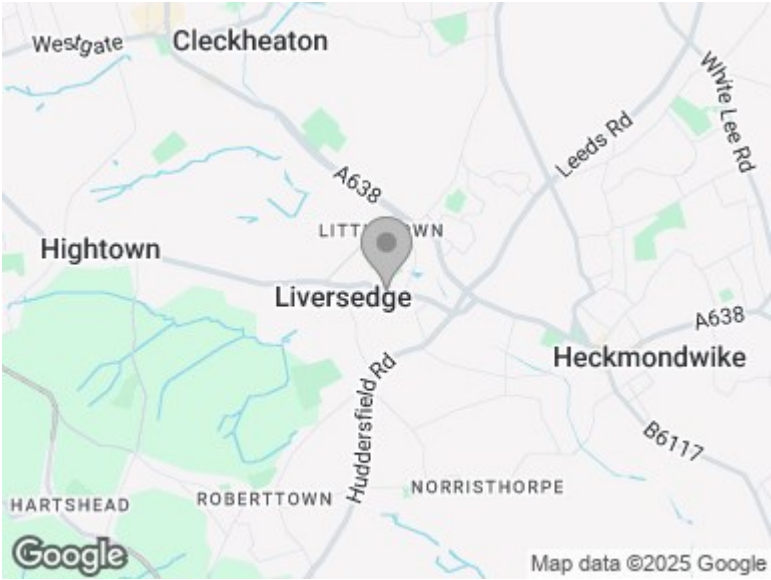
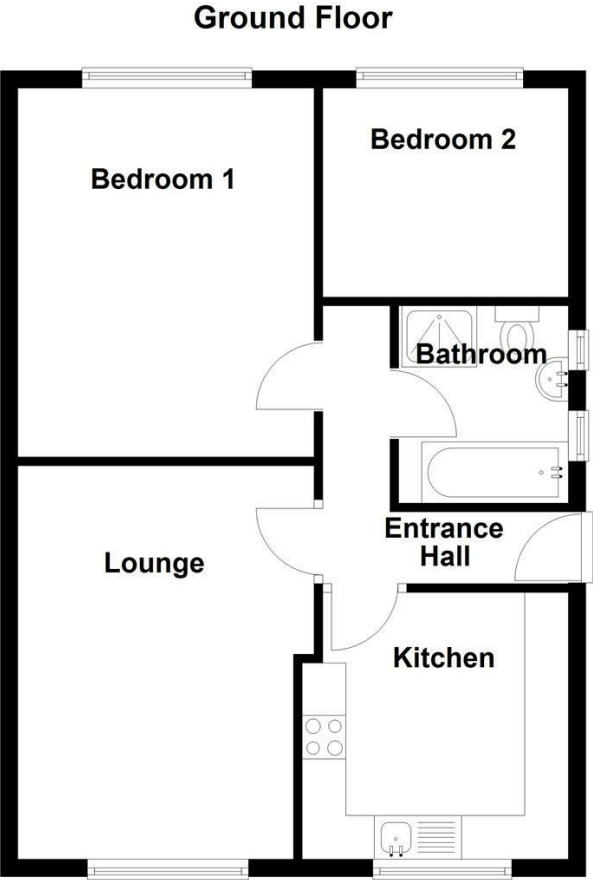












CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC